



City of Chicago



SO2019-6845

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/18/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-G at 961 W Montana St - App No. 20175T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

Be it Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the current RM-5 Multi-Unit District symbols and indications as shown on Map Number 7-G in the area bounded by:

West Montana Street; a line 247.0 feet east of and parallel to North Sheffield Avenue; the public alley next south of and parallel to West Montana Street; a line beginning 225.4 feet east of North Sheffield Avenue travelling northeast along an arc to a point 204.0 feet east of North Sheffield Avenue on the south line of West Montana Street

To those of a B2-3 Neighborhood Mixed-Use District.

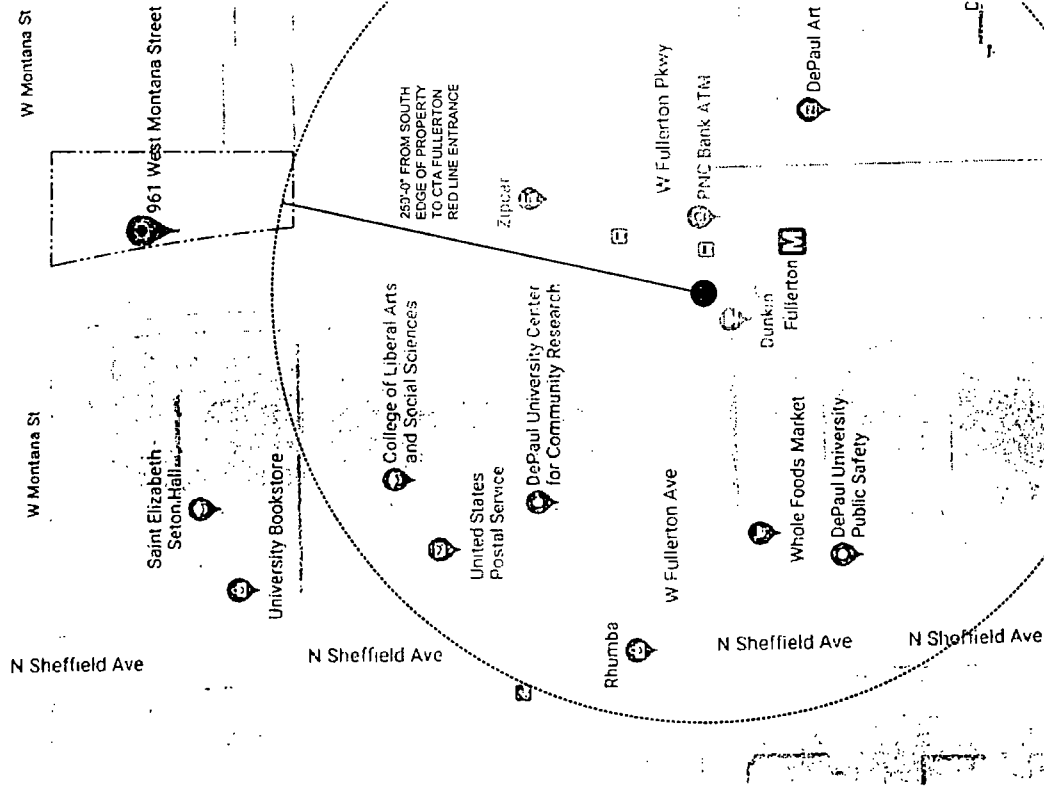
SECTION 2. This ordinance shall be in full force and effect from and after its passage and due publication.

Common Address: 961 West Montana Street

SUBSTITUTE NARRATIVE AND PLANS 961 West Montana Street

The Applicant requests a zoning change for the property located at 961 West Montana Street from the RM-5 Residential Multi-Unit District to the B2-3 Neighborhood Mixed-Use District in order to construct a four (4) story, forty-six (46) foot tall transit-oriented, residential building. The proposed building will have eight (8) dwelling units located on the first through the fourth floors, two (2) parking spaces and eight (8) bicycle parking spaces located on the ground floor. The proposed building is approximately 250 feet from the nearest CTA station and, accordingly, is a Transit Served Location eligible for a parking reduction by up to fifty (50) percent from the required eight (8) parking spaces as of right. The Applicant proposes a further reduction from the required four (4) parking spaces to two (2) parking spaces by way of this Type-1 rezoning application.

Lot Area	3,747 square feet
Floor Area Ratio	2.45
Building Area (for FAR calculation only)	9,180 square feet
Density (Lot Area per Dwelling Unit)	468.4 square feet per unit
Number of Dwelling Units	8
Off-Street Parking	2 parking spaces
Bicycle Parking	8 spaces
Setbacks:	
Front:	8 feet
Side (cumulative)	4.0 feet
Side (west)	0 feet (applicant to seek relief for rear yard reduction per plans)
Side (east)	4.0 ft
Rear	20.0 feet (applicant to seek relief for rear yard reduction per plans)
Building Height	46.0 feet (to underside of top floor)

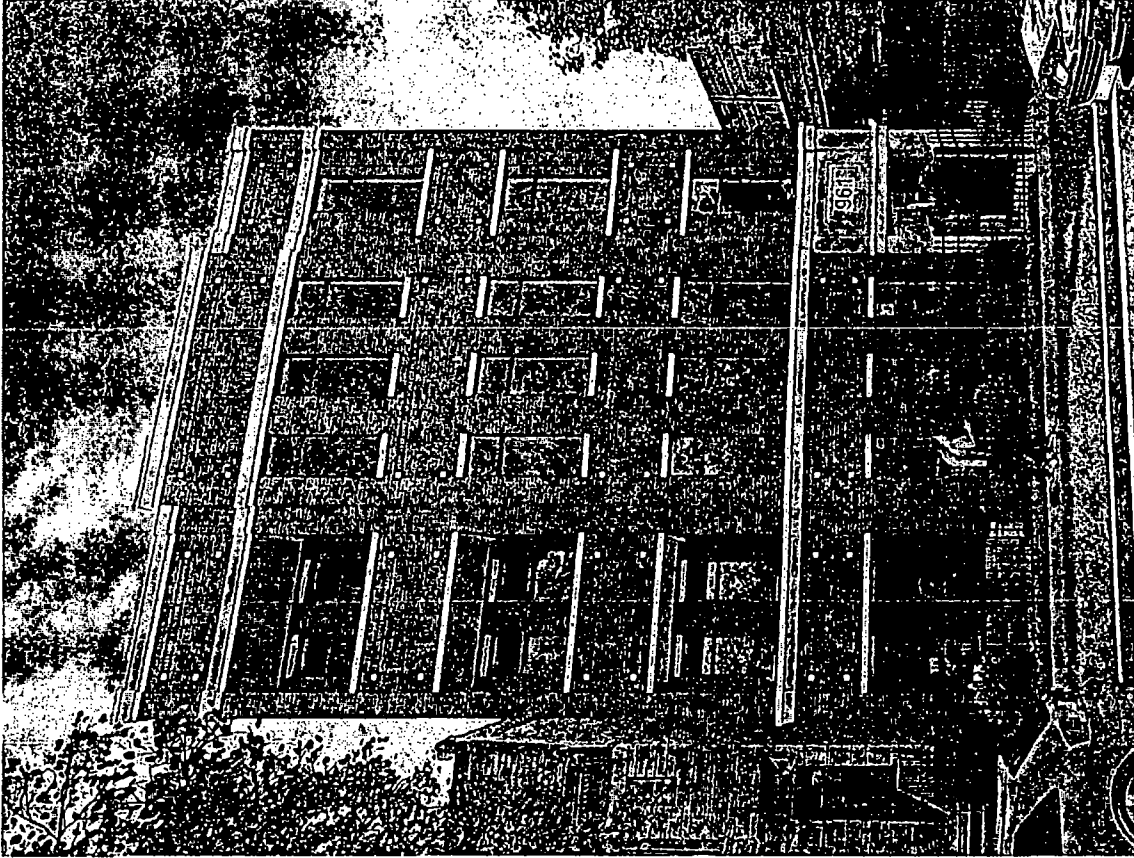


1 TOD DISTANCE
SCALE = NTS

961 W. MONTANA ST.
CHICAGO, ILLINOIS 60614

SPACE
ARCHITECTS PLANNERS
VERSION
A0.3
08.25.15

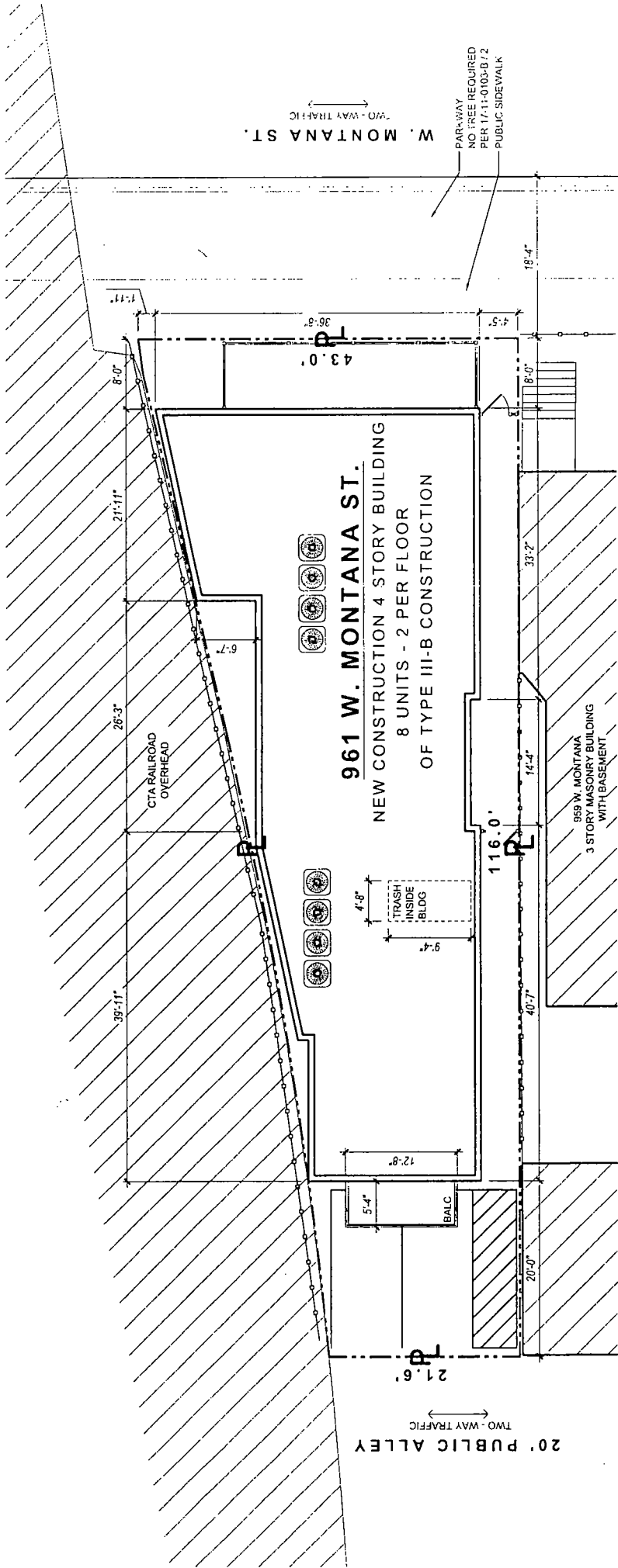
Final for Publication



961 W. MONTANA ST.
CHICAGO, ILLINOIS 60614

SPACE
ARCHITECTS PLANNERS
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09.25.19

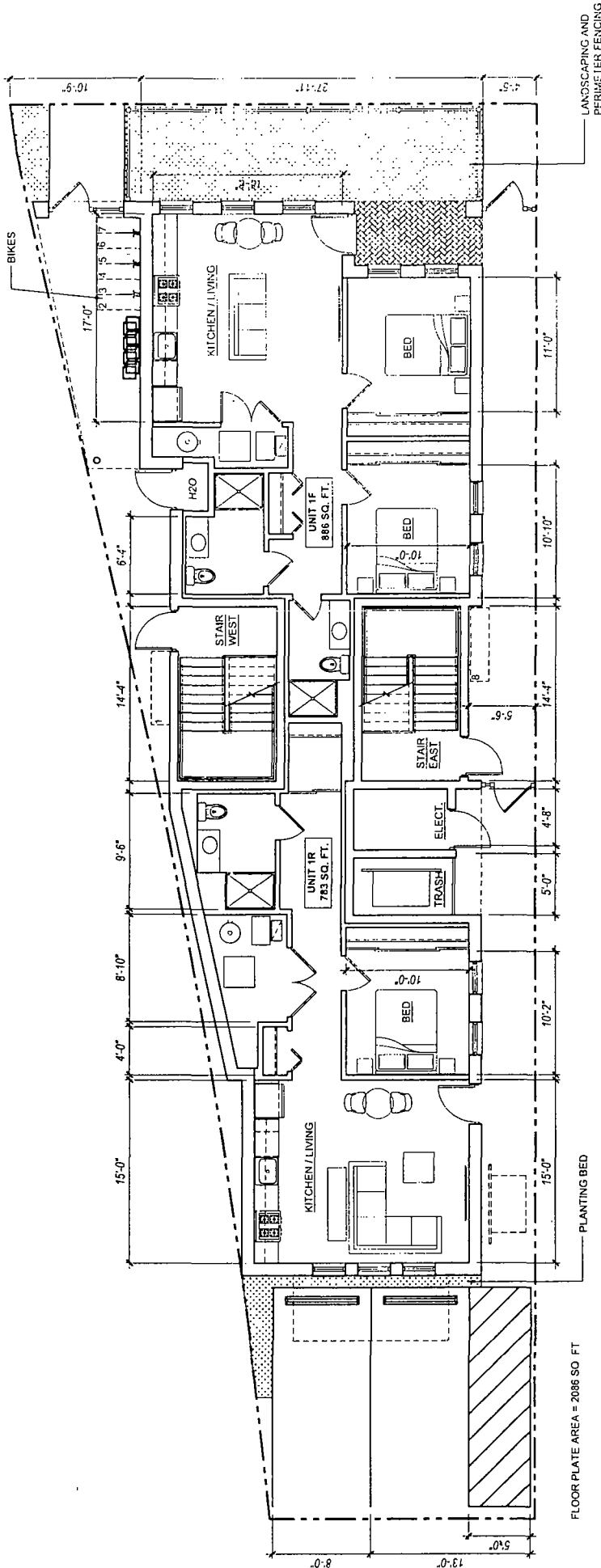
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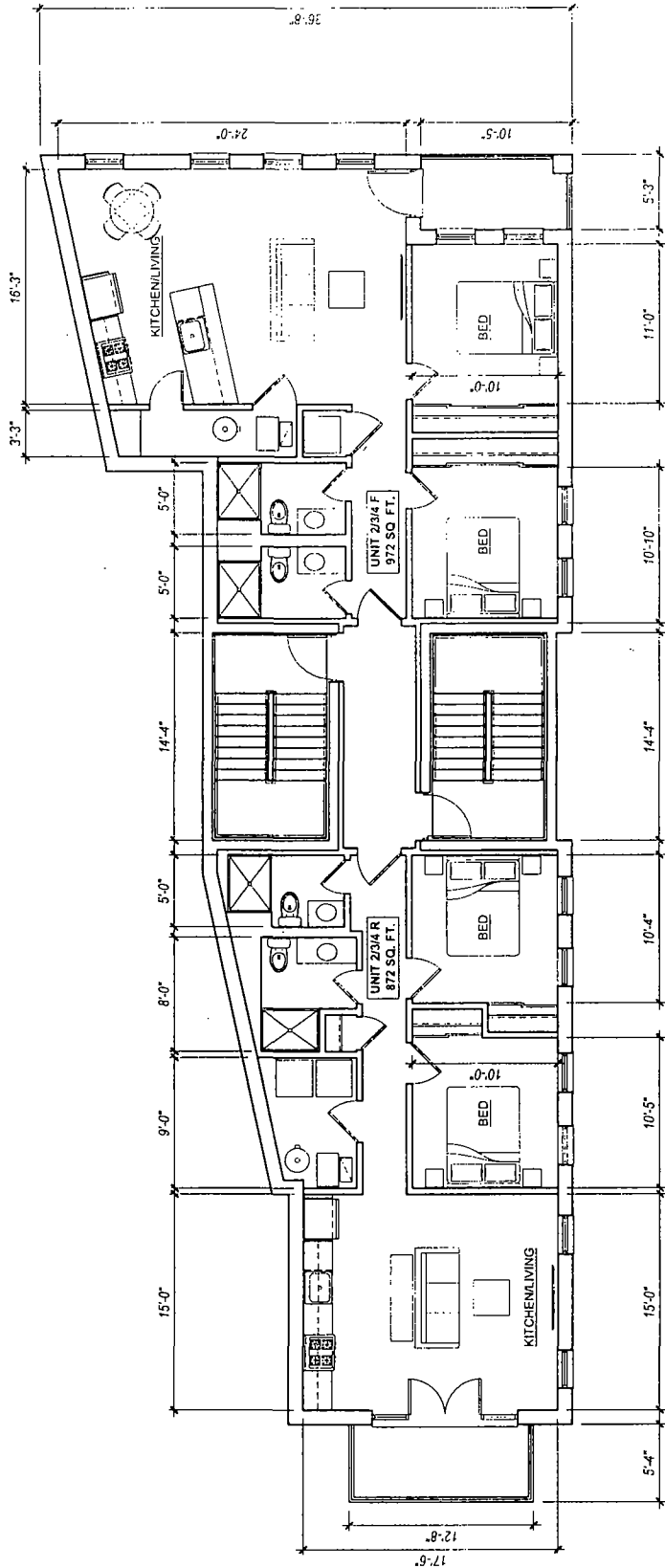
ZONING DATA:			
CURRENT ZONING =	RM-5	PROPOSED ZONING =	RM-5
PROPOSED ZONING =	RM-5	PROPOSED ZONING =	RM-5
RM-5	3,747 SQ. FT.	RM-5	3,747 SQ. FT.
ALLOWED FAR =	2.0	ALLOWED FAR =	2.0
BUILDABLE =	7,494 SQ. FT.	BUILDABLE =	7,494 SQ. FT.
ALLOWED UNITS =	9 D U	ALLOWED UNITS =	9 D U
PARKING =	12 SPACES	PARKING =	12 SPACES
BUILDING HEIGHT =	47'-0"	BUILDING HEIGHT =	47'-0"
4 STORIES	10'-0" CEILINGS PER FLOOR	4 STORIES	10'-0" CEILINGS PER FLOOR
B2-3 - PROPOSED	3,747 SQ. FT.	B2-3 - PROPOSED	3,747 SQ. FT.
SITE AREA =	3.747 SQ. FT.	SITE AREA =	3.747 SQ. FT.
PROPOSED FAR =	2.32	PROPOSED FAR =	2.32
PROPOSED AREA =	8,710 SQ. FT.	PROPOSED AREA =	8,710 SQ. FT.
PROPOSED UNITS =	8 D U (BELOW RM-5)	PROPOSED UNITS =	8 D U (BELOW RM-5)
PARKING =	2 SPACES - 25%	PARKING =	2 SPACES - 25%
BUILDING HEIGHT =	46'-0" (BELOW RM-5)	BUILDING HEIGHT =	46'-0" (BELOW RM-5)



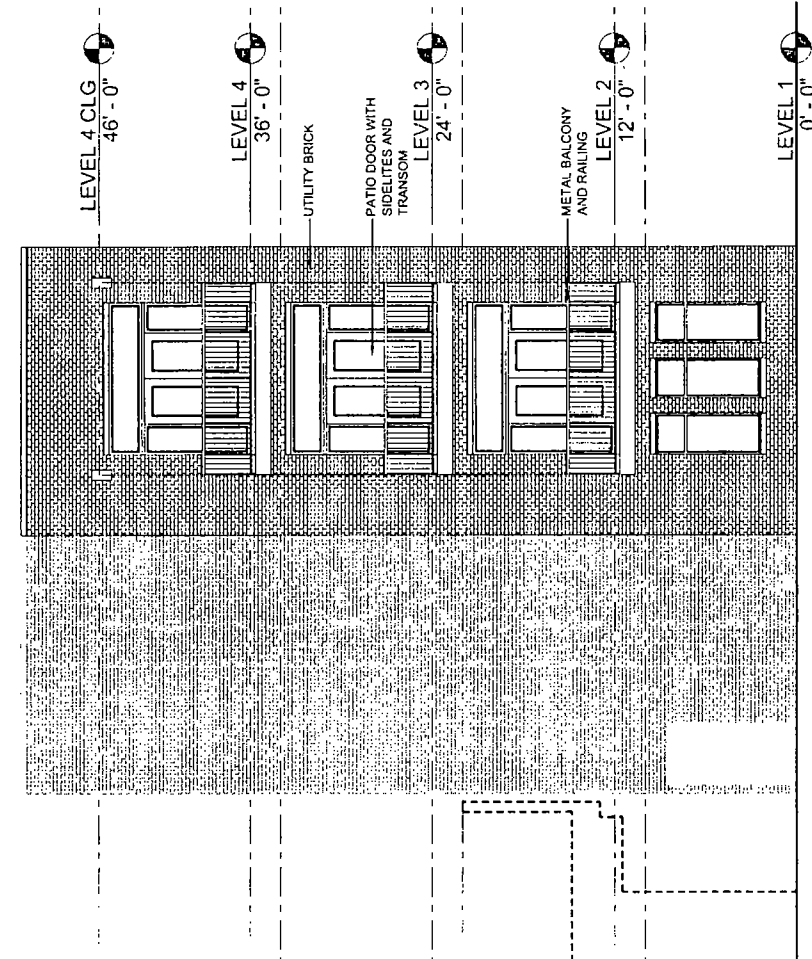
1 SITE PLAN
SCALE = 3/32"=1'-0"



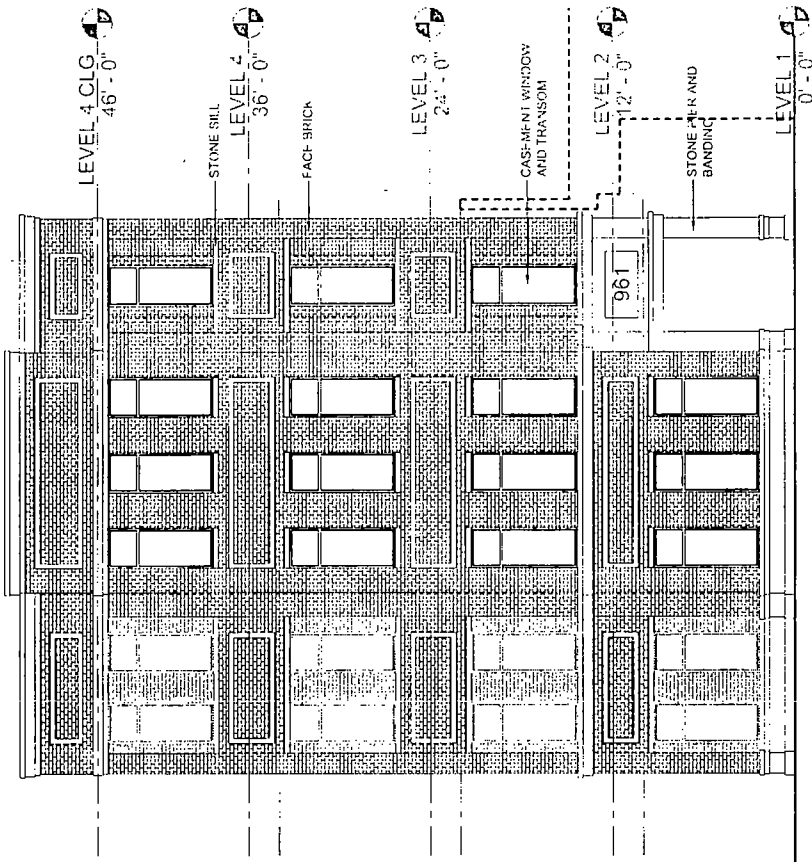
1 GROUND FLOOR
SCALE = 1/8"=1'-0"



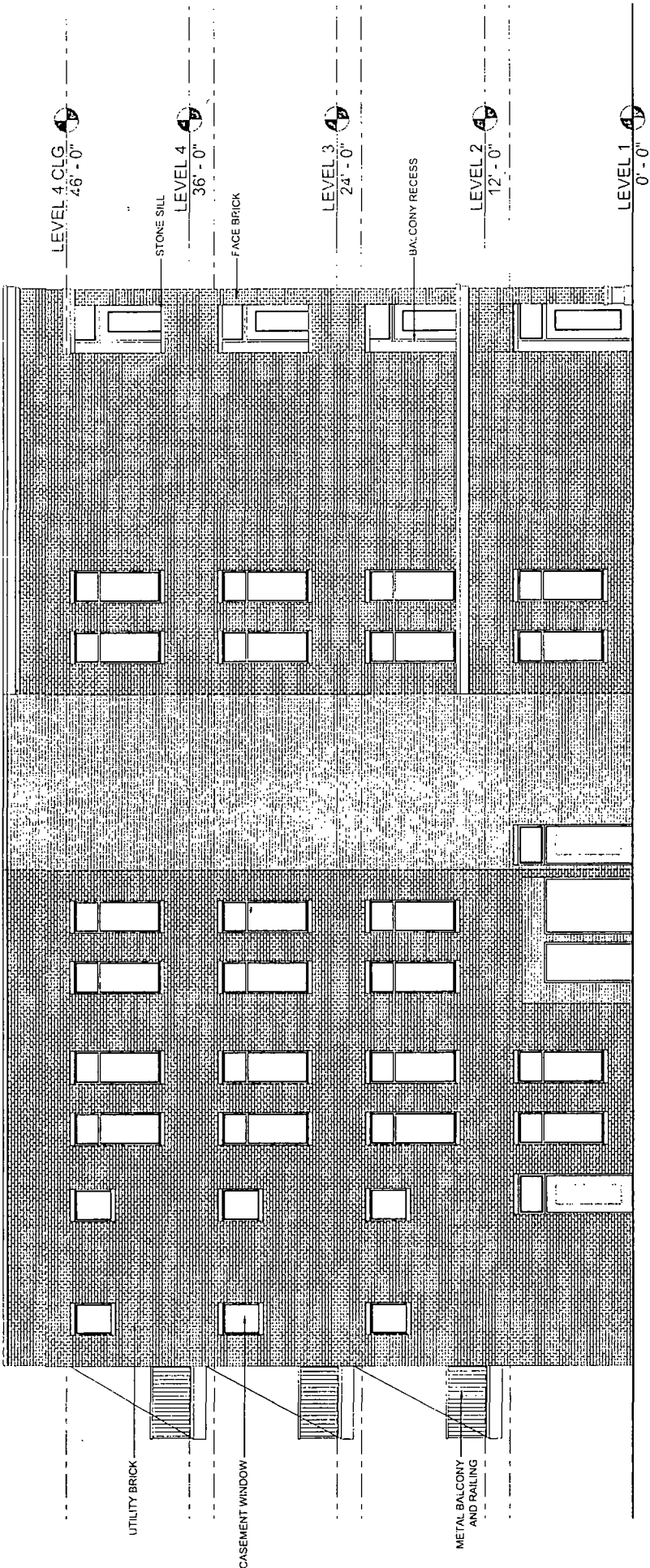
1 FLOORS 2, 3 AND 4 PLAN
SCALE = 1/8"=1'-0"



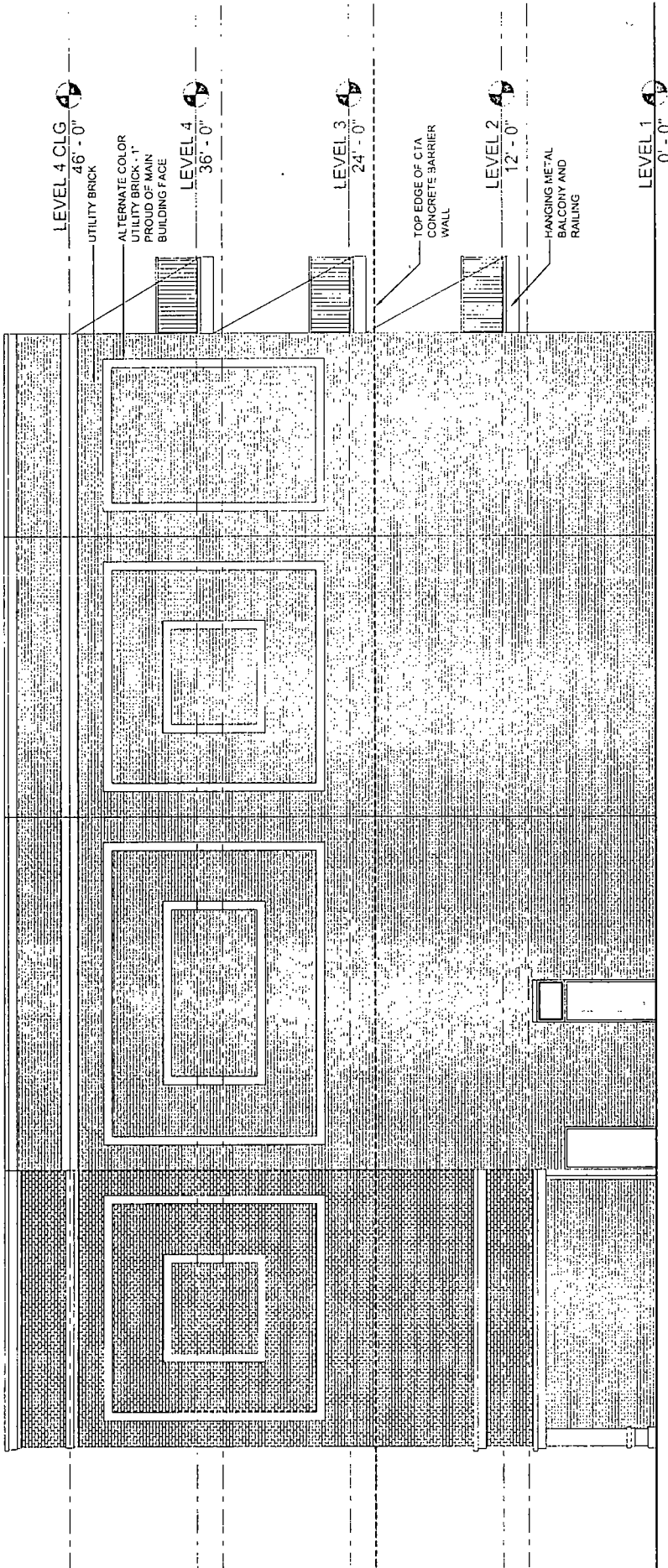
2 SOUTH ELEVATION
SCALE = 1/8"=1'-0"



1 NORTH ELEVATION
SCALE = 1/8"=1'-0"



1 EAST ELEVATION
SCALE = 1/8"=1'-0"



1 WEST ELEVATION
SCALE = 1/8" = 1'-0"